





A FANTASTIC example of a spacious, extended SUPERB MODERN semi-detached family home, including an OPEN PLAN KITCHEN DINING ROOM, separate LOUNGE, FOUR BEDROOMS and LANDSCAPED GARDEN. Perfectly located in CATCHMENT, for some of St. Albans' most SOUGHT-AFTER SCHOOLS, close to LEAFY PARKS and handy SHOPPING PARADES and GYM FACILITIES.

Guide Price: £900,000

This superb property offers expansive accommodation, including a hallway, cloakroom, separate reception room, utility room, and a show-stopping kitchen/dining/family room featuring bi-folding doors and underfloor heating. It also benefits from beautiful views overlooking the garden. The property offers four bedrooms in total, with the principal room having its own ensuite shower room, family bathroom, and modern ground-floor shower room. Externally, there is ample parking to the front and a landscaped private rear garden.

Please note that there is existing planning permission to further extend the property, which can be viewed in full on the St Albans Planning Portal using the reference 5/2022/2817.

**EPC Rating: C 76
Council Tax Band: D**





Porch

Hallway

Cloakroom

Lounge 4.15m x 4.13m (13'7" x 13'7").

Kitchen/Living/Dining 9.74m x 9.07m (31'11" x 29'9").

Utility Room 3.86m x 2.99m (12'8" x 9'10").

Bedroom 1 4.39m x 3.86m (14'5" x 12'8").

Ensuite Shower Room

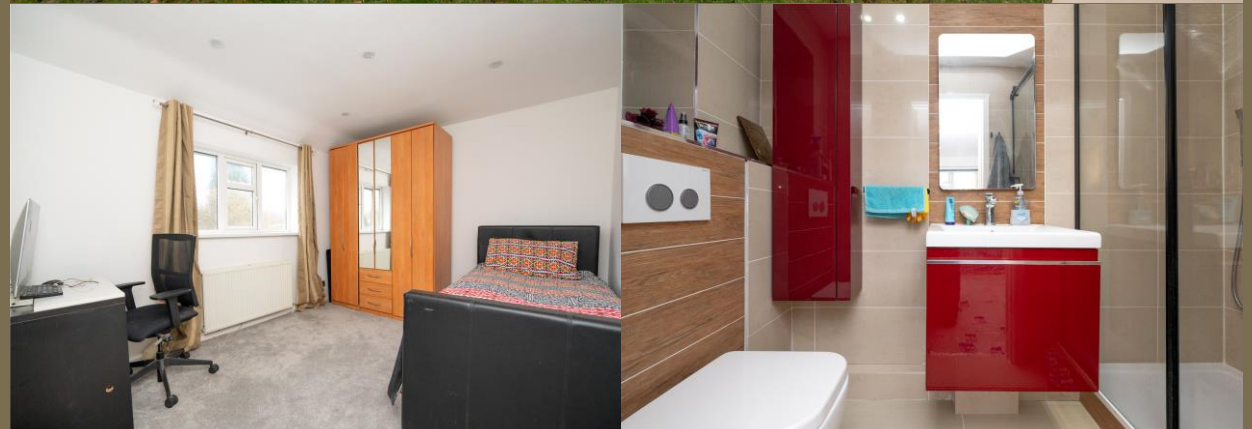
Bedroom 2 4.08m x 3.43m (13'5" x 11'3").

Bedroom 3 3.72m x 3.00m (12'2" x 9'10").

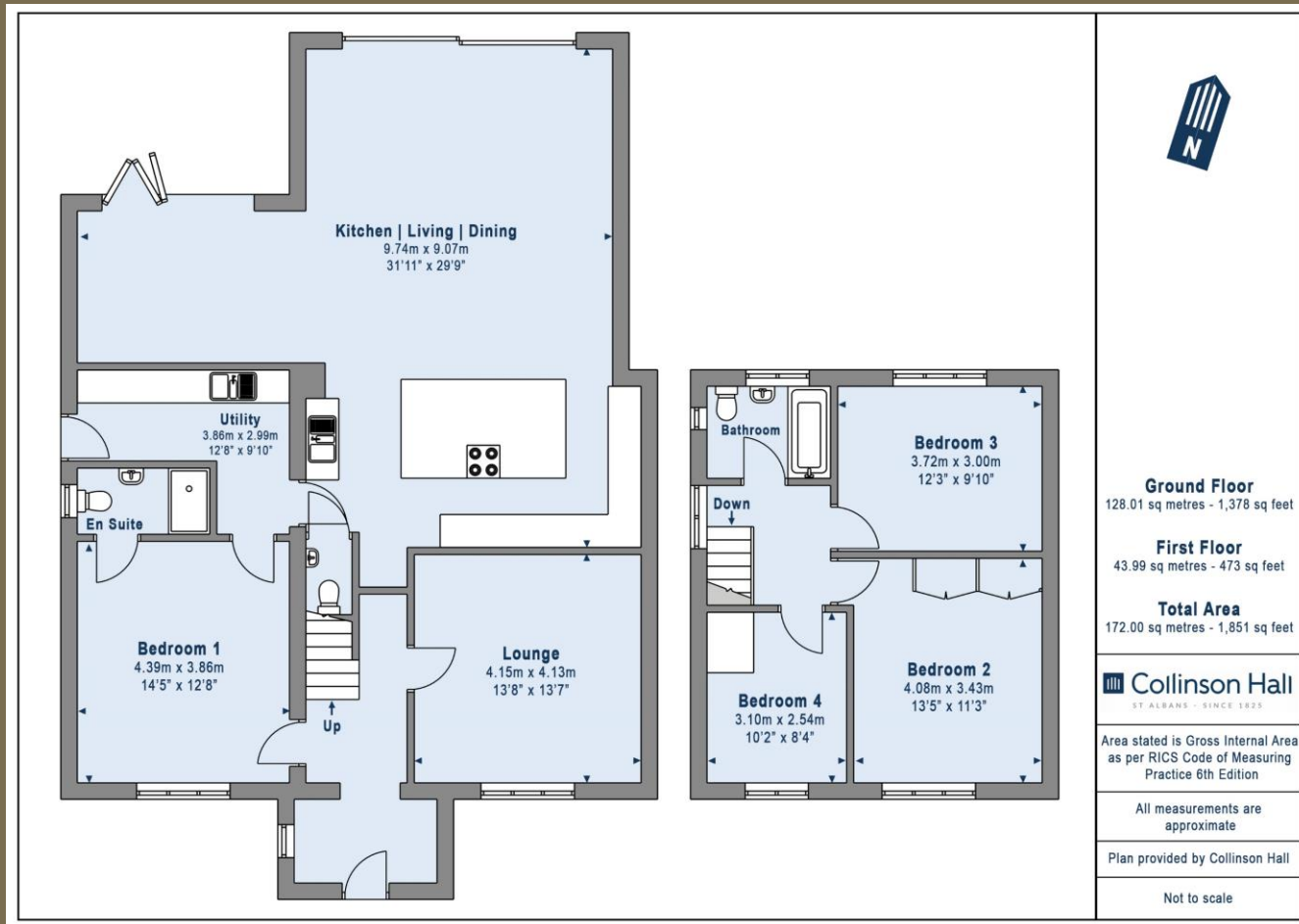
Bedroom 4 3.10m x 2.54m (10'2" x 8'4").

Bathroom

Garden







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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